

Rehabbed House a Homeowner's Dream



Michelle Elliott, who works as a care manager, wanted to buy a home so her five year old son could have a permanent, stable place to live.

She learned of NeighborWorks organization Select Milwaukee through a former co-worker who had purchased a home through their Homebuyer Education Program. "Working with Select Milwaukee gave me the confidence to know when I was financially able to buy," said Michelle. She participated in the Homebuyer Education Program, which included budget counseling and homeownership classes. Ben, a homeownership specialist, reviewed her credit for a period of time and made suggestions for her budget. He also counseled her on when it would be

appropriate to submit her information to a bank for pre-approval and set her up with the bank approval process.

The process went smoothly once her information was pre-approved by the bank and she also received grant money for the down-payment and closing costs. "I contacted an agent and explained the Select Milwaukee program," she said. Keeping an open mind, she saw the potential in a house that needed some repairs. "I already knew the area where I wanted to buy and loved the home that I saw in my price range."

While working through the Homebuyer Education Program, Michelle was referred to Select Milwaukee's Rehab Specialist Services. She met Andy, a rehab specialist, who introduced her to the Wisconsin Housing and Economic Development Authority so she could obtain grant money to rehab her home.

Michelle immediately contacted Ben to learn more about rehab programs. Ben connected her with Pyramax bank to finance the rehab repairs. "The timing was right, because I was one of the last people in Wisconsin to receive this grant money."

Andy did the inspection, wrote up a scope of work, and found general contractors to obtain bids on the repairs. He also monitored the progress of the construction and coordinated with the bank to obtain escrow money to pay the contractors. "Everyone that I worked with at Select Milwaukee was always available to answer my questions or concerns," said Michelle.

Once closing costs were finalized, the contractors began repairs on the roof, floors, windows, bathroom and painting that same afternoon.

"I truly was blessed with this program and still can't believe my luck. It was a win/win that I was able to obtain a grant for the rehab. It would have taken me a long time to be able to fund all the repairs. I just love my house!"